

MINUTES OF THE REGULAR CITY COUNCIL MEETING  
TUESDAY- -MARCH 20, 2007- -7:30 P.M.

Mayor Johnson convened the Regular City Council Meeting at 8:31 p.m.

ROLL CALL - Present: Councilmembers deHaan, Gilmore, Matarrese, Tam, and Mayor Johnson - 5.

Absent: None.

AGENDA CHANGES

None.

PROCLAMATIONS, SPECIAL ORDERS OF THE DAY AND ANNOUNCEMENTS

(07-123) Proclamation declaring March 25 through March 31 as Boys and Girls Club Week.

Mayor Johnson read and presented the proclamation to Site Director Mark Morales, Member Jamie Moreno, and Director George Phillips.

Mr. Phillips thanked Council for the help and assistance given to the Boys and Girls Club.

Michael John Torrey, Alameda, stated the Boys and Girls Club provides a great service.

(07-124) Commendation presented to the family of Ruth Blackwell Herch.

Mayor Johnson read and presented the commendation to Professor David Blackwell and family.

Professor Blackwell read a statement and thanked Council for the commendation.

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Mayor Johnson called a recess at 7:40 p.m. to convene the Special Community Improvement Commission Meeting and reconvened the Regular Meeting at 8:31 p.m.

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CONSENT CALENDAR

Mayor Johnson announced that the Recommendation to award Contract to Pacific States Environmental Contractors [paragraph no. 07-127]

was removed from the Consent Calendar for discussion.

Councilmember Matarrese moved approval of the remainder of the Consent Calendar.

Vice Mayor Tam seconded the motion, which carried by unanimous voice vote - 5. [Items so enacted or adopted are indicated by an asterisk preceding the paragraph number.]

(\*07-125) Minutes of the Special Joint City Council, Alameda Reuse and Redevelopment Authority, and Community Improvement Commission Meeting held on February 20, 2007; and Special and Regular City Council Meetings held on March 6, 2007. Approved.

(\*07-126) Ratified bills in the amount of \$2,486,622.05.

(07-127) Recommendation to award Contract in the amount of \$198,360 to Pacific States Environmental Contractors, Inc. for the demolition of boarded and vacant structures at 110 and 112 Norfolk Road located on Orion Street and 100 and 104 Miramar Road located on Stardust Place.

Councilmember deHaan inquired whether deconstruction would not be allowed because the buildings have asbestos.

The Development Services Director responded in the affirmative; stated fixtures and other reusable items would be recycled.

The Development Manager stated the bid package included the City's construction and demolition debris procedures which require that construction and debris be recycled; approximately 70% would be recycled after abatement.

Councilmember deHaan stated that there is an opportunity to go after blighted areas, particularly Alameda Point; inquired whether additional funding is available for other buildings.

The Development Manager responded the current Community Development Block Grant funding would allow the project to be completed and the site secured; stated there is not enough money in the budget to take down additional buildings.

Councilmember deHaan inquired whether there would be some cost recovery when the developer is chosen.

The Development Manager responded the Blight Buster Program is intended to be a revolving loan fund; stated costs are anticipated to be passed on to the Master developer.

Mayor Johnson inquired whether further demolition or deconstruction would occur before the Master Developer was selected, to which the Development Manager responded in the negative.

Councilmember deHaan moved approval of the staff recommendation.

Vice Mayor Tan seconded the motion, which carried by unanimous voice vote - 5.

(\*07-128) Introduction of Ordinance Amending the Lease Agreement Dated January 31, 1991, Between the City of Alameda (Lessor) and the Alameda Food Bank (Lessee) for Real Property Located at 1900 Thau Way. Introduced.

#### REGULAR AGENDA ITEMS

(07-129) Adoption of Resolution Adopting a Policy for Naming City Property, Facilities, and Streets. **Continued to April 3, 2007.**

Mayor Johnson inquired whether Boards and Commissions review the list annually and make recommendations for Council approval, to which the Recreation and Parks Director responded in the affirmative.

Mayor Johnson stated that Council should initiate the process and request the Board or Commission to review the matter.

The Recreation and Parks Director stated language could be added to direct the individual Board or Commission to update the list and not recommend a name until directed by Council.

Councilmember Gilmore inquired whether the Historical Advisory Board is the repository for the names but does not take action, to which the recreation and Parks Director responded in the affirmative.

Councilmember Gilmore stated that Criteria #6 notes that only one name would be used for each property or facility; inquired whether one park name would be used for all park components, to which the Recreation and Parks Director responded in the affirmative.

Councilmember Gilmore stated many streets cross a broad street and the name becomes another name on the other side; inquired whether the procedure would be discontinued, to which the Recreation and Parks Director responded in the affirmative.

Mayor Johnson stated that she wants additions and deletions to come

to Council annually; Council should initiate the process for naming or renaming streets or facilities; she does not want Council review to be in the last step of the process.

Councilmember deHaan inquired whether the policy states that an individual needs to be deceased for a minimum of three years, to which the Recreation and Parks Director responded in the affirmative.

Mayor Johnson stated the Boards and Commissions have violated the policy for the past two names.

The City Manager requested clarification on whether the Boards and Commissions would perform an annual review and that recommendations would come to Council first.

Mayor Johnson stated that the Boards and Commissions would review the list annually and make recommended changes to Council for approval; requested that the resolution be revised to reflect recommended changes and brought back to Council.

(07-130) Resolution No. 14077, "Directing Staff to Monitor the Chuck Corica Golf Complex Budget, Consider Results of Operational Review, and Implement Operational Changes to Ensure a Balanced Budget." Adopted.

The Finance Director gave a brief presentation.

The City Manager clarified that the anticipated revenue would be \$60,000, which would leave a \$20,000 deficit.

Mayor Johnson requested that the Golf Commission be added to the last Whereas statement and the first NOW, THEREFORE, BE IT RESOLVED; more detailed budget reporting is needed.

Councilmember deHaan inquired whether the unreserved balance would be \$2.2 million at the end of the year.

The Finance Director responded the unrestricted fund balance was \$2,358,000 at the end of February.

Councilmember deHaan inquired what was the unrestricted fund balance at the beginning of the year, to which the Finance Director responded \$2,611,000.

Councilmember deHaan inquired what was the unrestricted fund balance five years ago, to which the Finance Director responded approximately \$6 million.

Mayor Johnson stated that some money went to capital improvement funding.

Councilmember deHaan stated capital improvements should be fulfilled.

Mayor Johnson stated that the Golf Commission would be reviewing the funding for Capital Improvement Projects; noted that the Recreation and Park Director will be the Interim Golf Manager.

Councilmember Gilmore inquired what accounts for the \$200,000 month-to-month swing in expenditures.

The Finance Director responded September's expenditures include a \$100,000 increase because there was a third pay period in the month; stated \$13,000 was spent for painting the driving range structure; July expenditures are low because less maintenance work is done; utility costs fluctuate from the first three months to the second three months.

Mayor Johnson stated that the Golf Commission should recommend and set a reserve; the Golf Commission would need to give special approval to draw from the reserve balance.

The Finance Director stated that money is made in July and August; money is drawn in September and October.

Vice Mayor Tam inquired whether there is a high variability in utility use.

The Interim Golf Manager responded swings occur; stated water is saved on rain days.

Vice Mayor Tam stated higher golf participation occurs in July and August; irrigating in the winter months seems odd.

Councilmember deHaan stated Capital Improvement Projects take place in the winter.

Mayor Johnson requested a list of Capital Improvement Projects; stated maintenance is critical and cannot be deferred.

The Finance Director stated some maintenance costs are routine and are included in the operating costs.

Mayor Johnson stated that project schedules and goals need to be developed.

The Finance Director stated \$56,600 has been expended for Capital Improvement Projects through February.

Mayor Johnson inquired what was done with the \$56,600.

The Finance Director responded some money was spent for golf amenity projects; stated \$54,600 was expended for the Clubhouse project.

Mayor Johnson stated a capital improvement schedule needs to be established.

Councilmember Matarrese stated the resolution is a good start; he likes the idea of recognizing the Golf Commission's role and responsibility and adding language to recognize key points, such as directing staff and the Golf Commission to monitor the Golf Complex; recognizing the need to operate under a balanced budget is essential; a trigger point should occur when operating under a balanced budget is not possible; the Golf Commission should evaluate the matter and make a recommendation to allocate the money needed to close the gap; action is not driven by monitoring the budget and providing a monthly report; the Golf Complex is a City asset that generates revenue.

Mayor Johnson stated that Council needs to establish an annual reserve for bad months; the reserve should be replenished in good months.

Councilmember deHaan stated rainy days are the difficult portion of the equation; a monthly budget is needed with all elements taken into consideration.

Mayor Johnson stated the Interim Golf Manager needs time to balance the budget and get things under control; the Clubhouse funding should be restricted; separate accounts should be established for operating reserves.

The Finance Director stated Council could designate unrestricted reserve funds for a specific purpose; staff cannot set up a designated reserve without Council direction.

Mayor Johnson requested that the matter come back to Council to address how much unrestricted funds would be needed.

The City Manager suggested the recommended changes be made and the matter be brought back [of restricting funds for the Clubhouse] with the budget update in May.

Vice Mayor Tam stated that she does not want to delay the operational review.

The City Manager stated the Request for Proposal process is already underway; the Interim Golf Manager would be making recommendations also.

Mayor Johnson stated the Interim Golf Manager should not wait until June to make recommendations.

Councilmember deHaan inquired whether the Return on Investment (ROI) is back to what it used to be.

The Finance Director stated the formula went from 1% in previous years to 0.3% this year.

Councilmember deHaan inquired whether a further reduction is anticipated in the future, to which the Finance Director responded in the negative.

Councilmember Gilmore stated that there is a practical consideration; decreased expenditures and increased revenues are needed to balance the budget; golf course maintenance and personnel reductions are the only ways to decrease expenditures; the Golf Commission and staff are trying to increase revenues through the proposed fee increases; the proposed fee increases are not a guarantee for increased revenue; a lot of rainy days could reduce revenue; decisions should not be made until the Consultant's report is reviewed.

Councilmember Matarrese stated using unrestricted funds also an option to close the gap; an informed decision would be made by the Golf Commission if necessary; he is looking for a trigger point to make sure that the gap is known and a conscience decision is made.

Mayor Johnson stated that the Interim Golf Manager needs time to review the budget; maintenance should not be cut.

Councilmember Gilmore stated that she likes the idea of having a reserve fund for operations and leaving the balance for capital improvements; a \$79,000 deficit is anticipated for the end of the Fiscal Year; inquired whether Council could propose that the restricted operation fund is whatever the amount is between now and the end of the Fiscal Year; Council could have further discussions before any more money is spent.

The Finance Director stated the net loss is \$112,000 through

February; three-month projections add to the amount; reserves need to be in the neighborhood \$250,000 to \$300,000.

The City Manager clarified that Councilmember Gilmore was referring to the amount that would be needed for the end of the year.

The Finance Director stated \$79,000 would be needed at the end of the year.

Mayor Johnson stated the goal for a balance budget needs to be implemented as soon as possible.

Councilmember Gilmore inquired whether a motion needs to be made to set the operating reserve fund.

The Finance Director responded that an additional clause could be added to the existing resolution stating that an \$80,000 operating reserve be expended from the unrestricted fund balance.

Mayor Johnson inquired whether language could be added stating that the unrestricted fund balance is now restricted.

The Finance Director responded said matter could be addressed as part of the budget.

Councilmember deHaan inquired whether depreciation is part of the \$79,000.

The Finance Director responded depreciation is added into the expenditure and then taken out in order to get the net gain or loss without depreciation.

Vice Mayor Tam inquired whether \$80,000 is a conservative amount if fee increases are approved, to which the Finance Director responded in the affirmative.

Councilmember Gilmore moved adoption of resolution with direction to add language: 1) referencing the Golf Commission and 2) setting a \$79,157 operating reserve fund; and approval of direction to have directed restricted funds addressed when the budget is presented.

Vice Mayor Tam seconded the motion, which carried by unanimous voice vote - 5.

(07-131) Resolution No. 14078, "Amending Master Fee Resolution No. 12191 by Changing Various Chuck Corica Golf Complex Rates." Adopted.



The Interim Golf Manager gave a brief presentation.

Bob Wood, Golf Commission Chair, gave a brief report.

Councilmember Gilmore stated that the new fee schedule is in the middle of the pack; inquired how the golf course compares in terms of condition and age.

Mr. Wood responded the golf course is an older course; stated the Earl Fry Course will celebrate its 80<sup>th</sup> anniversary in May; course conditions vary with seasons; drainage is a problem; recycled water is used, which results in salt buildup; traditionally fees have been low.

Vice Mayor Tam stated the proposed weekend rates are \$40/\$36; inquired whether other golf courses have made significant improvements and how the higher fees are warranted.

Mr. Wood responded Metropolitan Golf Course is completely rebuilt; stated Monarch Bay had a complete upgrade five or six years ago; Harding Park has been completely rebuilt; expensive improvements need to be recouped through fees.

Vice Mayor Tam inquired whether the golf courses are City run.

Mr. Wood responded Metropolitan Golf Course is owned by the City of Oakland; stated Monarch Bay is owned by the City of San Leandro; Harding Park is owned by the City of San Francisco.

Vice Mayor Tam inquired whether the golf courses are operated by outside professionals, to which Mr. Wood responded in the affirmative.

Mayor Johnson inquired whether Metropolitan and Monarch Bay are privately operated, but Harding Park is operated by the City of San Francisco.

Mr. Wood responded he would be surprised if Harding Park was operated by the City of San Francisco.

Mayor Johnson called the speakers.

Jon Hasegawa, Alameda, stated he opposes any fee increase.

Robb Ratto, Alameda, stated Friday rates should be weekday rates; encouraged marketing and maintenance.

George Humphreys, Chuck Corica Senior Golf Club, stated setting a

fee prior to the operational audit is premature.

Neil Coe, Chuck Corica Senior Golf Club, stated there are not many players on Fridays.

Mayor Johnson stated the Monday through Friday rate was changed to Monday through Thursday because the golf course was so crowded on Fridays; the situation does not exist now; inquired whether the Monday through Friday weekday rate should return.

Jane Sullwold, Golf Commissioner, responded Friday play was busy when monthly passes were good on Fridays; stated additional revenue was not being generated.

Mayor Johnson suggested having Monday through Friday rates with no passes allowed.

Ms. Sullwold stated the proposal allows passes on the Jack Clark course on Fridays.

Councilmember Gilmore stated that the fee schedule is confusing; the fee schedule could be changed twice in four to six months if fee changes are approved and the Consultant's Operational Efficiency Report suggests a rate change; suggests postponing the matter until the Consultant's report is reviewed and the Golf Commission can meld the recommendations and come up with a fee schedule.

Mayor Johnson inquired whether a consultant reviewed the fee schedule recently.

Mr. Wood responded a consultant reviewed the fee schedule last year.

Mayor Johnson stated the current consultant would not be looking at an in-depth fee analysis but would review operation.

Mr. Wood encouraged Council to review the previous [Consultant's] report; stated the public should not be confused; prime golfing months are coming up soon.

Mayor Johnson stated a lot of changes are not being made; the biggest change is the non-resident monthly pass fee; she opposes a non-resident monthly pass; no other golf course gives a non-resident monthly pass; monthly pass abuse needs to stop; penalties should be imposed.

Councilmember deHaan inquired whether tournament play would be

discouraged with increased fees; stated the non-resident monthly pass fee is a big jump; he agrees with the Monday through Friday fee; marketing is key; golfing is a good experience at a fair price in Alameda.

Bill Schmitz, Golf Commissioner, stated the tournament fee includes a cart.

Mayor Johnson stated a non-resident senior monthly pass could be considered.

Councilmember Matarrese stated he likes the idea of making Friday a weekday again; fee increases can be disassociated from the operational audit; inquired whether fees were part of the RFP.

The Assistant City Manager responded the RFP was general and includes a review of all operational revenues.

Councilmember Matarrese stated he is inclined to make some fee adjustments now with the understanding that fee adjustments are precluded in the future.

The City Manager stated that she would recommend that any future increases would not be taken lightly rather than precluded.

Mr. Wood inquired whether the Monday through Friday weekday rate would be for everyone except monthly pass holders, to which Mayor Johnson responded in the affirmative.

Mr. Wood stated the Golf Commission has scheduled a meeting tomorrow night at 6:30 p.m. in Room 361 to discuss policy changes; encouraged attendance.

Mayor Johnson inquired whether fee policy changes would come back to Council.

The City Manager responded some policies would come back to Council; stated the Golf Commission may have the authority to move forward with other policies.

Mayor Johnson requested clarification on whether juniors would be allowed to play on the Earl Fry Course on Monday through Friday after 12:00 p.m. and on the Jack Clark Course at any time, to which Mr. Wood responded in the affirmative.

Mayor Johnson inquired when juniors would be able to play on weekends.

Mr. Wood responded after twilight on the Earl Fry Course and at all times on the Jack Clark Course.

Mayor Johnson inquired whether the \$1 fee would be maintained for juniors.

Mr. Wood responded the \$1 fee would be maintained for resident juniors.

Councilmember Gilmore inquired whether Golf Commission policy discussions would include monthly pass abuse.

The Interim Golf Manager responded monthly pass abuse would not be discussed tomorrow night because the matter was not included on the agenda; stated he would be reviewing the matter.

Mayor Johnson stated identification should be required for monthly passes.

Councilmember deHaan stated that everyone agrees that Friday rates should be the same as weekday rates; recommended that Friday tournament rates be dropped to the Monday through Thursday rate; he would like to have the non-resident monthly pass stay at \$130 with a \$3 surcharge.

Ms. Sullwold stated non-residents would not be bearing any of the additional expense that residents would bear if the rate stays the same.

Mayor Johnson stated a senior non-resident monthly pass should be considered; the senior resident monthly pass is reasonable.

Ms. Sullwold stated most non-resident pass holders play ten rounds a month, which amounts to \$19.50 per round.

Mayor Johnson stated monthly passes provide a huge discount.

Councilmember Matarrese suggested that the senior non-resident monthly pass fee be \$130.

Mayor Johnson suggested that the senior non-resident monthly pass fee be \$160 with no surcharge.

Mayor Johnson inquired whether the Golf Commission was comfortable with making policy changes, to which Ms. Sullwold responded in the affirmative.

Councilmember Matarrese moved adoption of the resolution with

direction to: 1) make the Friday fee schedule the same as Monday through Thursday instead of the weekend rate, with the exception of monthly pass holders; 2) add a \$160 non-resident senior monthly pass fee with no surcharge; 3) make the tournament schedule Monday through Friday with clarification that carts are required and included in the fee.

Councilmember Matarrese stated that he appreciates all the hard work done by staff and the Golf Commission.

Councilmember deHaan stated some rates have been reduced; golfers will be coming back to play golf on Fridays.

Councilmember Gilmore seconded the motion, which carried by unanimous voice vote - 5.

#### ORAL COMMUNICATIONS, NON-AGENDA

(07-132) Bill Smith, Alameda, discussed electric vehicles.

#### COUNCIL COMMUNICATIONS

(07-133) Councilmember deHaan stated tires are embedded along the shoreline of Mount Trashmore; requested that staff look into removing the tires.

(07-134) Councilmember deHaan suggested implementing a summer work program to remove graffiti at bus shelters and utility boxes throughout the City.

Mayor Johnson inquired whether the graffiti abatement program was still in place.

The City Manager responded that the matter would be reviewed.

(07-135) Councilmember deHaan requested a moment of silence in recognition of entering the fourth year of the Iraq War and in remembrance of service members who have lost their lives.

(07-136) Councilmember Matarrese stated a Green Building Code presentation was made to the Planning Board; requested that staff accelerate implementing said code.

(07-137) Councilmember Matarrese requested an update on the next phase of bus shelter installation.

(07-138) Councilmember Matarrese stated an order was issued to call up eight hundred California National Guard members based in

Walnut Creek; he has the same concerns that he had a year ago regarding bringing the National Guard home; revisiting the issue is appropriate.

ADJOURNMENT

(07-139) There being no further business, Mayor Johnson adjourned the Regular Meeting at 10:48 p.m. in a moment of silence with thoughts and prayers for those who have lost their lives or have been wounded in Iraq and Afghanistan.

Respectfully submitted,

Lara Weisiger  
City Clerk

The agenda for this meeting was posted in accordance with the Brown Act.

MINUTES OF THE SPECIAL CITY COUNCIL MEETING  
TUESDAY- -MARCH 20, 2007- -6:00 p.m.

Mayor Johnson convened the Special Meeting at 6:40 p.m.

ROLL CALL - Present: Councilmembers deHaan, Gilmore,  
Matarrese, Tam, and Mayor Johnson - 5.

Absent: None.

The Special Meeting was adjourned to Closed Session to consider:

(07-121) Conference with Legal Counsel - Anticipated Litigation;  
Significant exposure to litigation pursuant to Subdivision (b) of  
Section 54956.9; Number of cases: One.

(07-122) Conference with Labor Negotiators; Agency Negotiators:  
Craig Jory and Human Resources Director; Employee Organizations:  
All City Bargaining Units.

Following the Closed Session, the Special Meeting was reconvened  
and Mayor Johnson announced that regarding Anticipated Litigation,  
Council authorized settlement of an employment dispute; regarding  
Labor, Council received a briefing from its Labor Negotiators on  
the status of negotiations with the Police Association Non-Sworn  
bargaining unit; no action was taken.

Adjournment

There being no further business, Mayor Johnson adjourned the  
Special Meeting at 7:30 p.m.

Respectfully submitted,

Lara Weisiger  
City Clerk

The agenda for this meeting was posted in accordance with the Brown  
Act.

MINUTES OF THE COMMUNITY IMPROVEMENT COMMISSION MEETING  
TUESDAY- -MARCH 20, 2007- -7:27 P.M.

Chair Johnson convened the Special Meeting at 7:49 p.m.

ROLL CALL - Present: Commissioners deHaan, Gilmore, Matarrese, Tam, and Chair Johnson - 5.

Absent: None.

MINUTES

(07-006) Minutes of the Community Improvement Commission (CIC) and Special Joint City Council, Alameda Reuse and Redevelopment Authority (ARRA), and CIC Meetings held on February 20, 2007. Approved.

Commissioner deHaan moved approval of the minutes.

Commissioner Tam seconded the motion, which carried by unanimous voice vote - 5.

SPECIAL ORDERS OF THE DAY

(07-007) Report on Alameda Theater, Cineplex, and Parking Structure Project Construction update.

The Redevelopment Manager gave a brief presentation.

Chair Johnson inquired whether there would be an opportunity to add items back, to which the Redevelopment Manager responded in the affirmative.

Commissioner Matarrese inquired whether pictures [of the north side garage design] would be provided in April, to which the Redevelopment Manager responded in the affirmative.

The Redevelopment Manager continued the presentation.

Chair Johnson inquired whether the Cineplex construction schedule would be provided in the next couple of months.

The Redevelopment Manager responded in the affirmative; stated twelve months is a realistic schedule; Council would be informed of any changes.

Commissioner deHaan inquired whether options and timelines have been researched for the northern side of the parking garage.



The Redevelopment Manager responded options are being explored; stated hard costs would be provided to Council at the second meeting in April.

Commissioner deHaan inquired whether the parking garage is 25% complete because the vast majority of the work went into the foundation to which the Redevelopment Manager responded in the affirmative; stated the foundation was a very expensive part of the project.

Commissioner deHaan stated a twelve-month build out is scheduled for the Cineplex.

The Redevelopment Manager stated the developer believes a twelve-month build out is reasonable.

Commissioner deHaan stated the cineplex would coincide with other construction if the schedule were compressed by a couple of months.

The Redevelopment Manager stated the desire is to make the schedule shorter; twelve months is a realistic schedule.

Chair Johnson stated the Historic Theater could not open without tenant improvements.

The Redevelopment Manager stated tenant improvements could happen earlier; the garage could open by itself in December.

Robb Ratto, Park Street Business Association, thanked the Commission for project support over the years.

Chair Johnson stated the Alameda Theater has been closed for twenty-six years; a month or two is not going to make a difference.

#### AGENDA ITEM

(07-008) Public Hearing for the periodic review of the Five-year Implementation Plan, Fiscal Years 2004-2005 through 2008-2009, for the Business and Waterfront Improvement Project and the West End Community Improvement Project.

The Housing Development Manager gave a brief Power Point presentation.

Commissioner Tam stated the staff report references required expenditures under existing pass-through agreements and capital improvements for the Alameda Unified School District; requested an

explanation on how annual payments are made through the Education Revenue Augmentation Fund (ERAF) and how the funding relates to School District housing, i.e., the conversion of Island High School.

The Housing Development Manager responded ERAF is State funding; stated a portion of tax increment goes to the State to be distributed to school districts; the capital improvement and housing funds are a negotiated pass-through agreement; the housing funds are being accessed for the development of Island High School; she would need to verify whether capital improvement funds have been accessed.

The Development Services Director stated two payments were required by the State over the last few years; one large bulk payment was made a few years ago; a decision was made to finance the second payment of \$770,000 and pay it over ten years; capital improvement funding went to the School District for projects constructed over the past year such as Ruby Bridges Elementary School and the park and community building; the pass-through agreements reflect that the School District negotiated for 20% of the money instead of 80%; 20% of all redevelopment money collected must be spent on low and moderate income housing; the School District's goal is to develop affordable housing for teachers and employees; the City is banking the funds for the School District; redevelopment housing money must be used for affordable housing purposes.

Commissioner Tam inquired whether three separate pots of money are set up for education from redevelopment districts, to which the Development Services Director responded in the affirmative.

Commissioner deHaan inquired what was the payment two years ago.

The Development Services Director responded the last payment was \$470,000; stated the payment was over \$1 million the year before.

Commissioner deHaan inquired whether the support was for Ruby Bridges Elementary School infrastructure.

The Development Services Director responded the support was for infrastructure, land, and predevelopment activity.

Commissioner deHaan stated the School District provided some funding for the building through a Bond Measure.

The Development Services Director stated that she was not suggesting that the City paid for everything; significant money was contributed for infrastructure, site preparation, demolition, etc.

Commission deHaan requested information on the amount of money the City contributed to the Ruby Bridges Elementary School construction.

Mayor Johnson opened the public portion of the hearing.

Bill Smith, Alameda, stated the City should provide affordable housing.

There being no further speakers, Mayor Johnson closed the public portion of the hearing.

Commissioner Matarrese stated that the Business and Waterfront Improvement Project and West End Community Improvement Project unencumbered fund balances reflect 20% set-aside funds for housing; requested information on the 80% unencumbered funds; discussions are needed for funding other projects such as the Carnegie building, new Fire House, and Webster Street Streetscape Phase II project.

The Housing Development Manager stated the numbers in the report reflect housing funds; State law is very prescriptive regarding the type of information in the Implementation Plan.

Commissioner Matarrese stated that 80% of the picture is missing; he would like to plan some other activities such as the Carnegie interior renovation or Webster Street Streetscape completion; inquired whether the matter should be placed on an agenda.

The Development Services Director responded the matter could be addressed as part of the budget report, which is scheduled for May.

Commissioner deHaan requested that historical funding information be provided.

Commissioner Matarrese stated that some generated funds would pay the debt for completed projects; choices should be provided for the 80% unencumbered portion.

Commissioner deHaan inquired whether the lifespan for redevelopment projects was 30 or 35 years.

The Development Services Director responded each project is different; stated a 25 to 30 year lifespan is typical when a redevelopment project area is originally adopted.

ADJOURNMENT

There being no further business, Chair Johnson adjourned the Special Meeting at 8:31 p.m.

Respectfully submitted,

Lara Weisiger  
Secretary

The agenda for this meeting was posted in accordance with the Brown Act.